GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Delegation of powers to Urban Local Bodies and Gram Panchayats falling in the Urban Development Authorities jurisdiction - Uniform Procedure - Notification – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 5 **Dated: 11-01-2025**

Read the following:-

1) G.O.Ms.No.443, MA&UD (M) Department, dated:18.12.2017.
2) From the Director of Town & Country Planning, A.P., Mangalagiri, Lr.RoC.No.2920/2016/PLG-DOTCP, dated:21.9.2024.
3) From the Director of Town & Country Planning, A.P., Mangalagiri, Lr.RoC.No.2920/2016/PLG-DOTCP, dated:17.10.2024 & 10.01.2025
4) G.O.Ms.No.1 Law(I) Department dt:10.01.2025

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O R D E R:

In the reference 1st read above, orders have been issued delegating certain powers under the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 to the Urban Local Bodies and Gram Panchayats falling in the Urban Development Authorities jurisdiction.

2. In the reference 2nd and 3rd read above the Director of Town & Country Planning, A.P., Mangalagiri has furnished a proposal for delegating the Powers of Development Authorities to Municipal Corporations, Municipalities and Nagar Panchayats in the State in respect of building permissions and layout permissions.

3. In order to make the ground level needs more responsive, and to improve administrative efficiency by decentralization in according development permissions and enforcement actions, Government have decided to delegate the powers conferred on Development Authorities under sections 80, 82, 84 to 90, 100, 112, 124, 126 to 129, 133 and 134 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 to the Urban Local Bodies and Gram Panchayats falling in the Development Authorities jurisdiction, duly superseding the orders issued vide G.O. 1st read above.

4. Accordingly, the following notification shall be published in the Andhra Pradesh Gazette, dt:11.01.2025.

NOTIFICATION

In exercise of the powers conferred under sub-section (2) of section 115 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,

2016 (Andhra Pradesh Act No.5 of 2016) as amended in Ordinance.No.1 of 2025 and in supersession of G.O.Ms.No.443 of MA&UD Department, dt:18.12.2017, the Government hereby delegate the powers conferred on Development Authorities under sections 80, 82, 84 to 90, 100, 112, 124, 126 to 129, 133 and 134 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 to the Urban Local Bodies and Gram Panchayats falling in the Development Authorities jurisdiction, namely:-

Sl. No	**Section**	**Power relating to**	**Category**		
			Municipal Corporations and Municipalities (within their jurisdiction)	**Nagar Panchayats (within their jurisdiction)**	**Gram Panchayats (within their jurisdiction)**
1	82	Building permission	All Categories	i. All buildings except Group Development Scheme and High rise Buildings. ii. DTCP in case of Group Development Scheme and High rise buildings.	Residential buildings up to 300 Sqmt plot area and 10mts height (excluding stilt) in the areas permissible as per rules in normal course
2	84	Layout approvals	All type of layouts	i. Up to Ac.3.00 site area – RDDTP concerned. ii. Above Ac.3.00 - DTCP	Nil
		Sub Division of plot in approved layouts	All categories	All categories	Nil
3	86 to 90	Enforcement actions on all unauthorised developments	All Enforcement actions	All Enforcement actions	All enforcement actions in coordination with concerned UDA.

(a) The Municipal Corporations/Municipalities/Nagar Panchayats/ Gram

Panchayats delegated with the powers for approval of building/Layout permissions under section 82 and 84 are also delegated to exercise the powers under sections 80, 85 to 90, 100, 112, 124, 126 to 129, 133 and 134 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.

(b) The Commissioners of Municipal Corporations/Municipalities/Nagar Panchayats and Panchayat Secretary of Gram Panchayats shall exercise the powers judiciously in the true spirit of the provisions of the A.P. Metropolitan Region & Urban Development Authorities Act, 2016 rules and regulations made thereunder.

(c) The Director of Town and Country Planning, Andhra Pradesh shall be the Overall monitoring authority for functioning of the APDPM System.

(d) The above delegated powers are subject to overall conformity with the provisions of Master Plan/Zonal Development Plan and uses, Zoning Regulations, building rules issued by the Government from time to time.

5. The above delegation of powers shall be strictly adhered by the Commissioners of Municipal Corporations/Municipalities/ Nagar Panchayats/ Gram Panchayats and if any irregularity / deviation noticed / reported, strict disciplinary action shall be initiated against the erring officials.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

K.KANNA BABU
SECRETARY TO GOVERNMENT(FAC)

To
The Commissioner of Printing, Stationery and Stores Purchase,
A.P., Vijayawada for Publication in the A.P. Gazette.

The Metropolitan Commissioner, VMRDA., Visakhapatnam.
The Director of Town and Country Planning, A.P., Mangalgiri.
The Vice Chairperson of all the UDAs in the State – **through** DTCP.
The Commissioners of all Municipal Corporations, Municipalities,
Nagar Panchayats in the State – **through** DMA.
The Panchayat Secretaries concerned **through** concerned UDA

Copy to:
The District Collector within the jurisdiction of UDAs in the State.

The OSD/PS to Hon'ble Minister (MA&UD) Department,
A.P. Secretariat, Velagapudi.
The P.S. to Secretary to Government, MA&UD Department,
A.P. Secretariat, Velagapudi.
SF/SC.

// FORWARDED BY ORDER //

SECTION OFFICER.